038.0	0004	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	770,400 / 770,400
					USE VALUE:	770,400 / 770,400
					ASSESSED:	770,400 / 770,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
33		RIVER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JAMIESON ANDREW
Owner 2:	NIHILL THREASA
Owner 3:	
Street 1:	33 RIVER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DEMPSEY THOMAS J -
Owner 2:	-
Street 1:	33 RIVER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,120 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Vinyl Exterior and 1955 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6120.000	287,500		482,900	770,400
Total Card	0.141	287,500		482,900	770,400
Total Parcel	0.141	287,500		482,900	770,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 394.03 | /Parcel: 394.0

Legal Description

User Acct 25494

GIS Ref

GIS Ref

Insp Date 11/09/18

Entered Lot Size

Total Land:

Land Unit Type:

!3170!

PREVIOUS ASSESSMENT

Parcel ID 038.0-0004-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	287,500	0	6,120.	482,900	770,400	770,400	Year End Roll	12/18/2019
2019	101	FV	237,200	0	6,120.	513,100	750,300	750,300	Year End Roll	1/3/2019
2018	101	FV	237,200	0	6,120.	374,200	611,400	611,400	Year End Roll	12/20/2017
2017	101	FV	237,200	0	6,120.	325,900	563,100	563,100	Year End Roll	1/3/2017
2016	101	FV	237,200	0	6,120.	277,700	514,900	514,900	Year End	1/4/2016
2015	101	FV	222,500	0	6,120.	271,600	494,100	494,100	Year End Roll	12/11/2014
2014	101	FV	222,500	0	6,120.	223,300	445,800	445,800	Year End Roll	12/16/2013
2013	101	FV	222,500	0	6,120.	212,500	435,000	435,000		12/13/2012

PRINT

Date	Time
12/10/20	18:28:58

LAST REV

Date	Time
09/09/19	14:44:12

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3170

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DEMPSEY THOMAS	38454-613		3/21/2003		380,000	No	No		
	8022-285		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	25494
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/30/2012	293	Manual	1,800	C				replace front stai
12/3/2008	1471	Dormers	55,000	C		G10	GR FY10	FULL SHED DORMER T
8/28/1992	403	Manual	3,800					SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
11/9/2018	Info At Door	HS	Hanne S
6/23/2009	Info Fm Prmt	BR	B Rossignol
5/12/2009	Measured	189	PATRIOT
6/26/2003	MLS	MM	Mary M
2/28/2000	Meas/Inspect	263	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6120		Sq. Ft.	Site		0	80.	0.99	1									482,883						482,900	

Total AC/HA: 0.14050 | Total SF/SM: 6120 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 482,883 | Spl Credit | Total: 482,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	2	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	141.736
Other Features:	73786
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	353144
Depreciation:	65685
Depreciated Total:	287459

COMMENTS

OF=TOILET AND SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6			BRs: 3				Baths: 1		HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

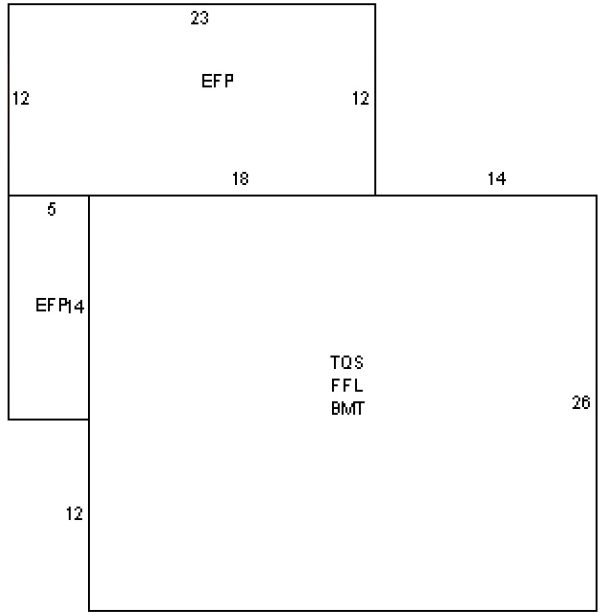
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	141.74
Special Features:	0	Val/Su Net:	109.15
Final Total:	287500	Val/Su SzAd	197.46

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	832	73.140	60,849
FFL	First Floor	832	141.740	117,924
TQS	3/4 Story	624	141.740	88,443
EFP	Enclos Porch	346	35.090	12,141

Net Sketched Area:	2,634		Total:	279,357	
Size Ad	1456	Gross Are	2842	FinArea	1955

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	60	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 038.0-0004-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X14	A	AV	1970	0.00	T	39.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	